

Construction Staging Area - 284 King Street East

Date: April 1, 2022
To: Toronto and East York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 13, Toronto Centre

SUMMARY

As the Toronto Transit Commission (TTC) operates a transit service on King Street East, City Council approval of this report is required.

Lamb Bauhaus Inc. is constructing a 32-storey mixed use residential condominium with ground floor retail at 284 King Street East. The site is located on the north side of King Street East, mid-block between Ontario Street and Berkeley Street. The developer is requesting varying degrees of sidewalk occupation on the north side King Street East during two Phases, from May 12, 2022 to December 31, 2025; however there is a conflict with planned Capital Work in 2025. Therefore, the developer may need to temporarily remove or modify their staging areas after December 31, 2024 to accommodate the City's planned Capital Work.

For Phase 1, Transportation Services is requesting authorization to close a 1.5 metre-wide portion of the north side sidewalk on King Street East, between a point 58.6 metres west of Berkeley Street and a point 24.5 metres further west, for a period of 7 months from May 12, 2022 to November 30, 2022, to accommodate a construction staging area.

For Phase 2, Transportation Services is requesting authorization to close a 0.7 metre-wide portion of the north side sidewalk on King Street East, between a point 58.6 metres west of Berkeley Street and a point 24.5 metres further west, for a period of 25 months from December 1, 2022 to December 31, 2024, to accommodate a construction staging area.

RECOMMENDATIONS

The Director, Traffic Management, Transportation Services, recommends that:

1. City Council authorize the closure of a 1.5 metre-wide portion of the north sidewalk on King Street East, between a point 58.6 metres west of Berkeley Street and a point 24.5 metres further west, from May 12, 2022 to November 30, 2022.

2. City Council authorize the closure of a 0.7 metre-wide portion of the north sidewalk on King Street East, between a point 58.6 metres west of Berkeley Street and a point 24.5 metres further west, from December 1, 2022 to December 31, 2024.
3. City Council rescind the existing parking machine regulation in effect from 9:00 a.m. to 4:00 p.m. , 6:00 p.m. to 9:00 p.m. Monday to Friday, 8:00 a.m. to 9:00 p.m. Saturday, 1:00 p.m. to 9:00 p.m. Sunday at a rate of \$3.00 per hour and for a maximum period of 3 hours, on the north side of King Street East, between a point 37.8 metres west of Berkeley Street and a point 57.4 metres further west.
4. City Council rescind the existing parking machine regulation in effect from 9:00 a.m. to 4:00 p.m. and 6:00 p.m. to 9:00 p.m. Monday to Friday, 8:00 a.m. to 9:00 p.m. Saturday, 1:00 p.m. to 9:00 p.m. Sunday at a rate of \$3.00 per hour and for a maximum period of 3 hours, on the south side of King Street East, between a point 67.5 metres west of Berkeley Street and a point 12.5 metres further west.
5. City Council rescind the existing no stopping regulation in effect from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m. Monday to Friday, except public holidays, on the north side of King Street East, between a point 37.8 metres west of Berkeley Street and a point 57.4 metres further west.
6. City Council rescind the existing no stopping regulation in effect from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m. Monday to Friday, except public holidays, on the south side of King Street East, between a point 67.5 metres west of Berkeley Street and a point 12.5 metres further west.
7. City Council prohibit stopping at all times on the north side of King Street East, between a point 37.8 metres west of Berkeley Street and a point 57.4 metres further west.
8. City Council prohibit stopping at all times on the south side of King Street East, between a point 67.5 metres west of Berkeley Street and a point 12.5 metres further west.
9. City Council direct the applicant to pressure wash the construction site and adjacent sidewalks and roadways daily, or more frequently as needed, to keep clear of any construction debris and made safe.
10. City Council direct the applicant to ensure that the existing sidewalks and/or any proposed pedestrian walkways have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
11. City Council direct the applicant to clearly consult and communicate all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.
12. City Council direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrian, cyclist and motorist safety is considered at all times.

13. City Council direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone Traffic Coordinator and Toronto Police Construction Liaison Officer, on a daily basis to control construction vehicle access and egress to and from the site and maintain a safe environment for the public.

14. City Council direct the applicant to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone Traffic Coordinator and Toronto Police Construction Liaison Officer, during large scale concrete pours and large scale material deliveries to control vehicle access and egress to and from the site and maintain a safe environment for the public.

15. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

16. City Council direct the applicant to post a 24-hour monitored construction hotline number on the hoarding board, which must be prominently placed and legible from 20 metres and on all elevations from the construction site.

17. City Council direct the applicant to provide and install public art, including mural artwork, onto every elevation of the hoarding board with adequate spotlighting for night-time illumination, at their sole cost, to the satisfaction of the Ward Councillor.

18. City Council direct that King Street East be returned to its pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Lamb Bauhaus Inc. is responsible for all costs, including payment of fees to the City for the occupancy of the right-of-way. Based on the area enclosed and projected duration of the proposed closures on King Street East, these fees will be approximately \$170,000.00, including lost revenue from the parking machines.

DECISION HISTORY

Local Planning Appeal Tribunal, formally known as The Ontario Municipal Board, pursuant to its Order issued January 3, 2020 in relation to Board Case No. PL171522 authorized an amendment to Zoning By-law No. 438-86 & 569-2013, for the lands municipally known as 284 King Street East.

COMMENTS

The Development and Timeline

Lamb Bauhaus Inc. is constructing a 32-storey mixed use residential condominium with 219 units, ground floor retail and four levels of underground parking for approximately 48 parking spaces, at 284 King Street East. Permanent access will be from King Street East. The site is bounded by an eight-storey commercial office building to the west, a 14-storey rental apartment building to the north, a 12-storey residential condominium to the east and King Street East to the south.

Based on the information provided by the developer, the entire site will be excavated lot line to lot line on all four sides to a depth of approximately 15 metres. A detailed review of the construction schedule was undertaken by the developer to minimize the project duration and impacts of the construction on all road users. The developer has advised that due to limited availability of space, all construction activities, including delivery and storage of construction materials, cannot be accommodated within the site.

The major construction activities and associated timeline for the development are described below:

- Excavation and shoring: from March 2022 to November 2022;
- Below grade formwork: from December 2022 to September 2023;
- Above grade formwork: from October 2023 to December 2024;
- Building envelope phase: from January 2024 to September 2025; and
- Interior finishes stage: from March 2024 to December 2025.

Existing Conditions

King Street East is characterized by the following conditions:

- It is a four-lane, east-west major arterial roadway
- It operates two-way traffic on a pavement width of approximately 13 metres
- It has a posted regulatory speed limit of 40 km/h
- There are sidewalks located on both sides of the street
- Streetcars share the centre/median lanes with other vehicular traffic
- There is TTC service provided by the 304, 503, 504 and 508 streetcar routes

The parking regulations on King Street West, within the subject section are as follows:

North Side

- Parking machines operate for a maximum period of three hours from 9:00 a.m. to 4:00 p.m. and 6:00 p.m. to 9:00 p.m. Monday to Friday, 8:00 a.m. to 9:00 p.m. Saturday, and 1:00 p.m. to 9:00 p.m. Sunday
- No stopping 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m. Monday to Friday, except public holidays

South Side

- Parking machines operate for a maximum period of three hours from 9:00 a.m. to 4:00 p.m. and 6:00 p.m. to 9:00 p.m. Monday to Friday, 8:00 a.m. to 9:00 p.m. Saturday, and 1:00 p.m. to 9:00 p.m. Sunday
- No stopping 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m. Monday to Friday, except public holidays

Proposed Construction Staging Area

During Phase 1, shoring and excavation activities are to be undertaken. To allow construction staging operations, a 1.5 metre-wide portion of the north sidewalk abutting the site will be closed on King Street East, between a point 58.6 metres west of Berkeley Street and a point 24.5 metres further west. Pedestrian operations will be maintained in a 2.1 metre-wide portion of the north sidewalk that will remain open. A drawing of the proposed construction staging area is shown in Attachment 1.

During Phase 2, below grade and above grade building construction activities are to be undertaken. To allow construction staging operations, a 0.7 metre-wide portion of the north sidewalk abutting the site will be closed on King Street East, between a point 58.6 metres west of Berkeley Street and a point 24.5 metres further west. Pedestrian operations on the north side of King Street East will be maintained in a 2.1 metre-wide covered and protected walkway within the existing sidewalk area. A drawing of the proposed construction staging area is shown in Attachment 2.

During both Phases, the number of traffic lanes and lane widths will not be reduced on King Street East. The proposed construction staging areas will not impact the existing TTC street service on King Street East.

In order to ensure parked vehicles do not impede vehicular traffic or access for deliveries and equipment to the site (during both Phases), seven existing parking machine spaces on the north side and one parking machine space on the south side of King Street East across from the subject construction staging area, will be temporarily rescinded. The applicant will be responsible for paying the lost revenue for these eight parking spaces. To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on the north side of King Street East, between a point 37.8 metres west of Berkeley Street and a point 57.4 metres further west. Stopping will also be prohibited at all times on the south side of King Street East, between a point 67.5 metres west of Berkeley Street and a point 12.5 metres further west.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Lamb Bauhaus Inc. has looked at all options to minimize the duration and impact of the construction staging area on all road users. At the end of the approved closure period, staff will review the need for an extension and if any changes to the approval conditions are required.

A review of the City's Five-Year Major Capital Works Program indicates that Toronto Water sewer rehabilitation work and TTC track replacement work are planned on King Street East, to begin in 2025. The developer was informed that any request for a time extension may conflict with the work, and the staging areas may need to be temporarily

removed or modified after December 31, 2024 to accommodate the City's planned activities.

The Ward Councillor has been advised of the recommendations of this report.

CONTACT

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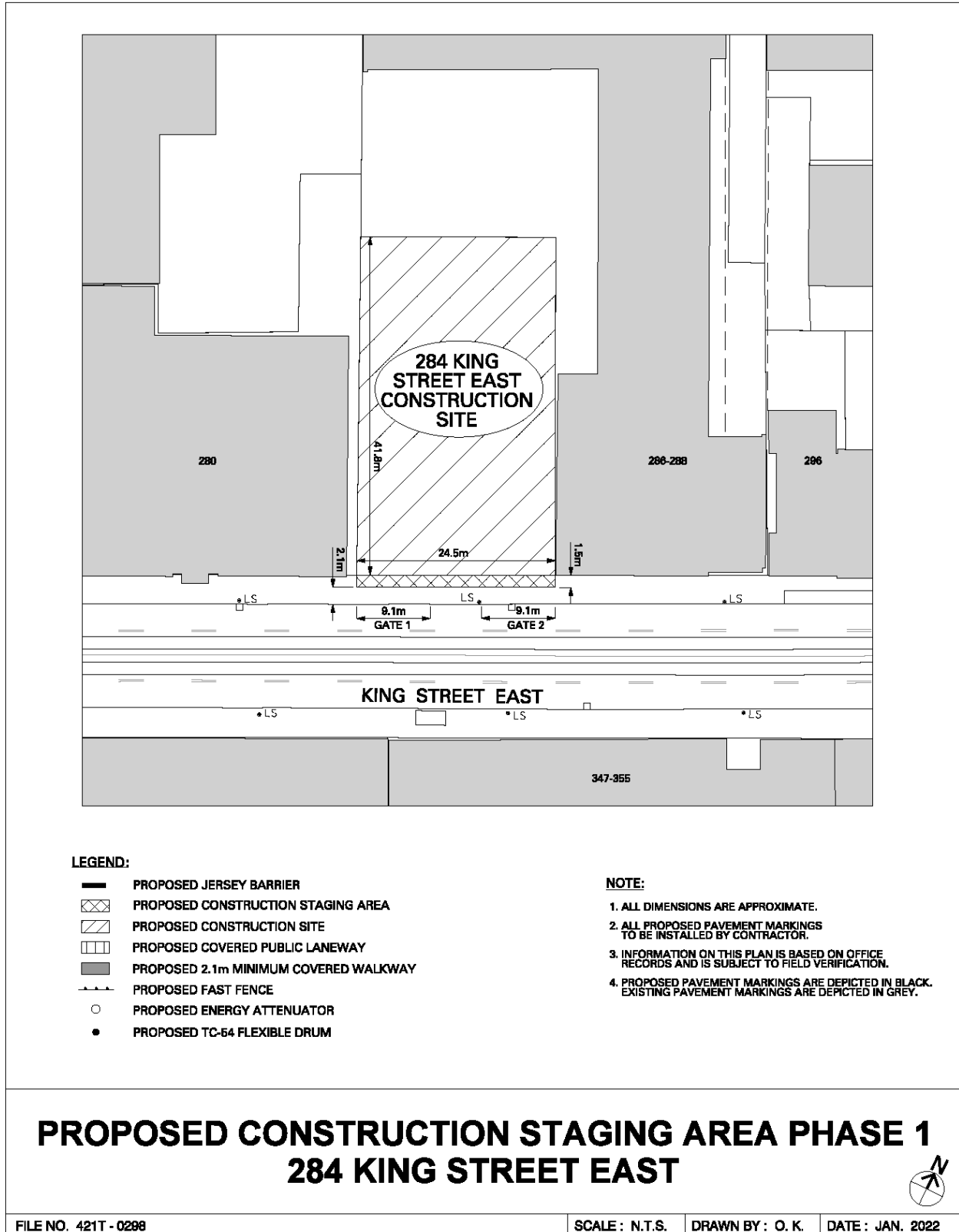
SIGNATURE

Roger Browne, M.A.Sc., P. Eng.
Director, Traffic Management, Transportation Services

ATTACHMENTS

Attachment 1: Phase 1 Proposed Construction Staging Area - 284 King Street East
Attachment 2: Phase 2 Proposed Construction Staging Area - 284 King Street East

Attachment 1: Phase 1 Proposed Construction Staging Area - 284 King Street East



Attachment 2: Phase 2 Proposed Construction Staging Area - 284 King Street East

